

**PROJECT NARRATIVE**  
**CASE NO. 485-PA-2004**  
**SEC SCOTTSDALE ROAD AND LONE MOUNTAIN ROAD**

The Pederson Group proposes to bring an upscale retail center to the southeast corner of Scottsdale Road and Lone Mountain Road, which will be comparable to the other shopping centers developed by The Pederson Group in the City of Scottsdale. This parcel has been zoned for shopping center use for a couple decades, as the commercial zoning was already in place prior to its annexation into the City of Scottsdale in 1983. A site plan for a shopping center was approved by Maricopa County, prior to its annexation into the City of Scottsdale. Although there was not an express stipulation attached to the zoning for this parcel when it was annexed into the City of Scottsdale, requiring that development conform to a particular site plan, The Pederson Group has elected to file this application to seek formal approval from the Planning Commission and the City Council with respect to its proposed site plan. The site plan will feature extensive pedestrian connections with plazas along with high-end hardscape and landscape consistent with other Pederson Group projects. The architecture will be similarly upscale and will blend in with the surrounding architecture.



## project data

building area:	
market	50,000 sf
shops	26,080 sf
pods	24,000 sf
total	100,080 sf

parking:	
required by City:	(1:250 SF) x 100,080 SF = 401 spaces
required by anchor tenant:	540 spaces
provided	506 spaces

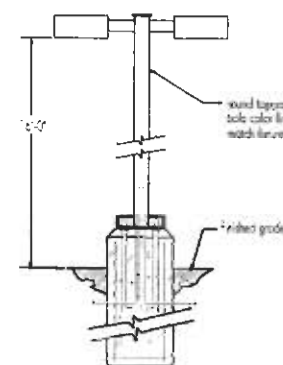
accessible parking:	
required (4% of total)	20 spaces
provided	20 spaces

site data:	
gross site area:	+740,510 sf
net site area:	+633,010 sf
	+14.5 acres
building coverage:	15.8%

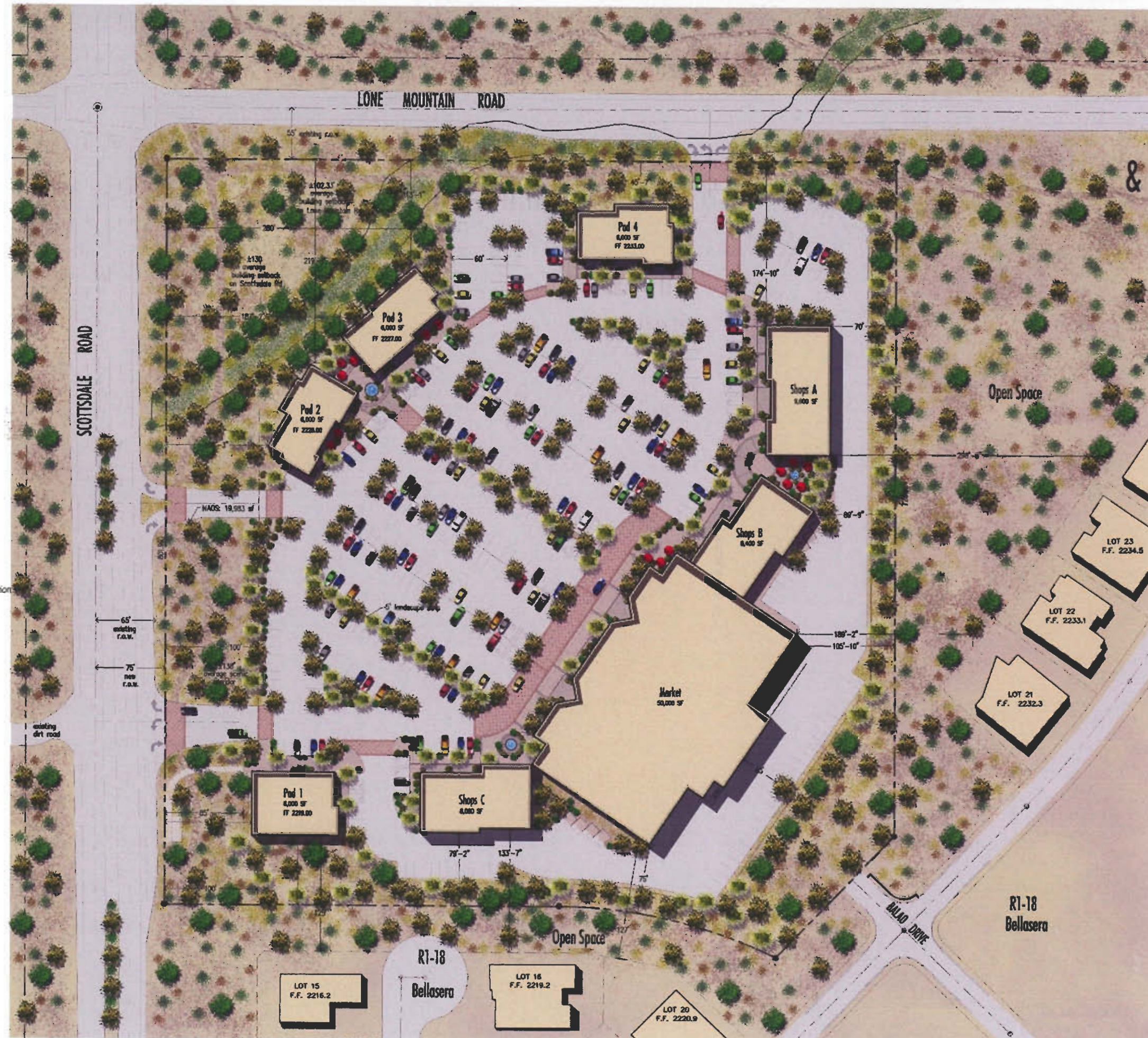
courtyard area:	
required (1% of 633,010 sf) =	6,330 sf
provided	43,280 sf (6.8%)

building heights:  
Market not to exceed 28' above finish floor elevation  
Shops & pods not to exceed 24' above finish floor elevation

NAOS:	
required:	+156,380 sf
provided:	+180,661 sf



TYPICAL LIGHTING POLE DETAIL  
NO SCALE

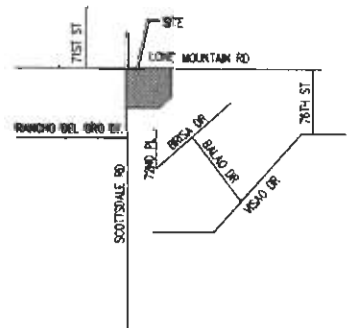


SCOTTSDALE, ARIZONA

## SEC Scottsdale Road & Lone Mountain Road

for **Pederson**  
GROUP, INC.

### vicinity map



1" = 50' 0"

### conceptual site plan

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10 AUGUST 2005

**ELLERMANN,  
SCHICK &  
BRUNO**  
ARCHITECTURE PLANNING

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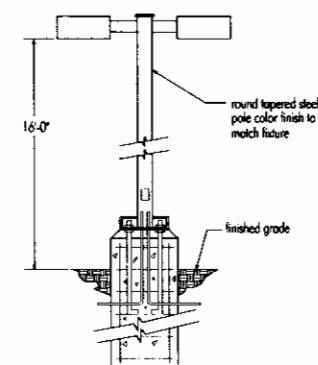
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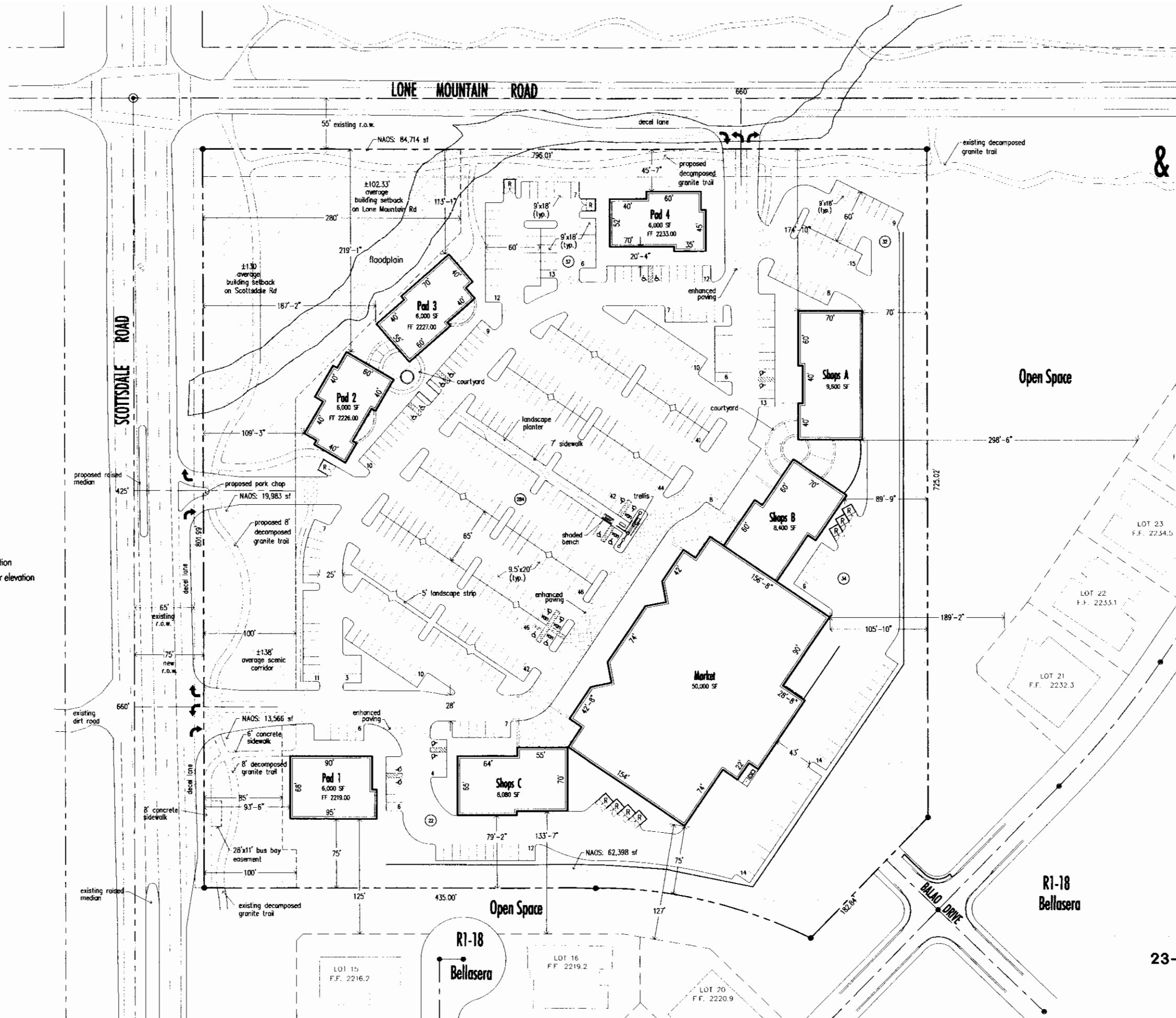
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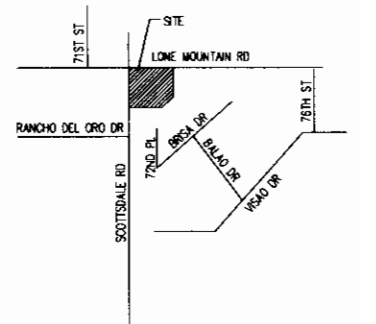
TYPICAL LIGHTING POLE DETAIL  
NO SCALE



SCOTTSDALE, ARIZONA

# SEC Scottsdale Road & Lone Mountain Road for **Pederson** GROUP, INC.

vicinity map



0 25 50 100  
scale: 1" = 50'-0"

conceptual site plan

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18 AUGUST 2005

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23-ZN-2004

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